

PLANNING APPLICATION:
Householder Planning Application

Re: roof extension to existing roof of mid-terrace property

PLANNING STATEMENT

Prepared for: Eva and Andrew Farrington
Site Address: 58 Twisden Road, London, NW5 1DN
Date: 26th April 2019

Planning Statement

Application Details

Applicant: Eva and Andrew Farrington

Agent: William Tozer Associates Ltd.

Local Planning Authority: London Borough of Camden

Conservation Area: Dartmouth Park conservation area

Project: roof extension to existing roof to rear of a mid-terrace property, and new roof lights to the front of the property

Site Address: 58 Twisden Road, NW5 1DN

Preface:

This document sets out the proposed new development of no.58 Twisden Road NW5, which entails construction of a modest new extension to the main roof of the rear elevation of this existing mid-terrace property. The site is within the Dartmouth Park conservation area, and the property is of a typical stock for the area, being a late-Victorian mid-terrace house with a type of bay window and gable, rear two-storey closet wing, in London, with stock brickwork and slate roof tiles. It should be noted that the property is not statutorily listed.

Design, Scale, Character and Appearance of proposed development

The design maintains the overall integrity of the host property whilst adding a subtle addition which affords the occupants additional bedroom accommodation for a growing young family. The development complies with the abroad requirement for high quality design that enhances the appearance of the existing house and preserves the character of this and the neighbouring properties along with the surrounding area. The design draws upon previous works that William Tozer Associates have completed to this type of building and urban environment and upon a considered assessment of the existing building and streetscape.

Rear Elevation

The proposed roof extension is a modest addition to the rear roofscape, which is set back from both boundaries, so as to maintain the form and dominance of the original roof and closet wing roof. The proposed roof extension is to be set well back from the eaves of the existing roof, so that the existing shape remains dominant. Existing chimney stacks remain unaffected by the works, therefore preserving features and a general rhythm of projections which enhance the historic characteristics of the terrace. The height of the proposed extension is minimised to provide adequate internal ceiling height (and accessibility via a staircase), whilst not being overbearing on surrounding properties, and reduce its massing as much as possible. (refer to Figure 01)

The roof extension will be finished in materials to match the existing roof of the host property – slate tiles – and the rear windows with a simple, black painted minimal frame so as not to compete with the detailing of the fenestration to the host building. This is in keeping with the context of the property, the materials used in the construction of the existing building.



Fig.01 above:

A rear elevation of no.58 Twisden Road within its immediate surrounding context, noting variations in the existing terrace, as well as differing house typologies.

It should be noted that while the council recognises the rear elevation of the South side of Twisden Road to be a generally continuous line, visible from the York Rise Estate, it is regularly broken down and varied owing to existing developments to the rear roofs, house typology, sloping ground levels, inconsistent chimney stacks and dividing parapets. The adjoining property at no.60, has been the subject of a large, flat roofed rear addition at roof level to the full height of the original roof ridge and the full width of the property. Its prominence in the roofscape is accentuated by brickwork, fenestration and alterations to the roof of the closet wing to accommodate a roof terrace – with metal railings, timber trellises and timber steps from the main roof extension itself (refer to Figures 02 and 03). Other properties in the immediate group have varying roof windows to the closet wing extensions



Fig.02 and Fig.03:

The immediately adjacent property at no.60 with significant changes and full width roof extension visible from York Rise estate.



Fig.04 and Fig.05:

Views from the York Rise estate with a combination of full width roof extensions (far left in figure 04 and far right in figure 05) and dormer windows in between.

and main roofs, and further along the terrace in both directions, there are substantial additions at roof level, particularly at no.72 and at no.52. (Figures 04 and 05). While some of the neighbouring additions were constructed before current policies were adopted, and in some cases pre-date the designation of the conservation area, these other additions do exist and continue to form part of the physical context in which the present proposal exists. Therefore, the existing roofline of the vicinity is not unimpaired as suggested by the council. The proposals at no.58 retain the need to preserve and enhance the area,



Fig. 06: An aerial view of the rear of Twisden road, showing various roof extensions and changes to the elevation.

and the standard of design and execution will be an improvement on other previous additions within the vicinity.

Front Elevation

2no. new roof lights are proposed at the front of the property to either side of the gable roof. It should be noted that these are possible to carry out under permitted development, and are visible to other properties along the front of the street including Nos. 16, 24, 28, 42, 60, 64, 66, 68 and 70.



Fig. 07: various roof lights visible on the front elevation of Twisden Road.

Access

The proposed works do not alter the existing use, pedestrian or disabled access and the existing vehicular and transport links remain unchanged.

Adherence to Policy Documents

Full consideration has been given to the relevant policies including CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies ;CPG1 (Camden Planning Guidance) and the Dartmouth Park Conservation Area Appraisal and Management Statement.

Conclusion

The bulk, position and scale of the roof extension has been designed to minimise the visual impact of the proposal and its massing is sympathetic and proportional to its surrounding context. The scheme described above and in the accompanying drawings is of high quality, both in terms of design and materials, and proposes a sympathetic addition to the host property that will add to the appearance and character of the surrounding area, without detriment to the neighbouring properties. For these reasons we strongly feel the proposal should be granted consent.